

SPENCE WILLARD



Whitfield P1, Yarmouth, Isle of Wight, PO41 0RJ

A spacious semi-detached three bedroom holiday cottage, fully furnished, on an exclusive holiday park on the outskirts of the popular and historic harbour town of Yarmouth.

VIEWING
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A fabulous 3 bedroom holiday home that has been maintained to a high standard and is filled with natural light and is located in an exclusive holiday park. The house occupies a prime position overlooking the well manicured green and has private rear space overlooking a woodland with attractive outside seating space, a perfect place to relax and enjoy. The property is being sold furnished besides the side board and art.

The ground floor comprises a large open plan sitting room/diner kitchen with double doors opening out onto terraces/decks on both sides of the house. There is a ground floor WC with wash basin and plenty of storage. On the first floor there are three bedrooms, one ensuite and a well equipped family bathroom.

Yarmouth is a popular harbour town, well known for its excellent sailing facilities with both Yacht and Sailing clubs. The town has a good selection of local shops, pubs and restaurants and a frequent car ferry service connects to Lymington.

Hallway With a built-in storage cupboard. Double doors to lounge/diner. Stairs leading to the first floor.

Cloakroom

Sitting Room/Diner
 A bright living and dining area with glazed double doors leading to the front and to the back overlooking the decking areas.

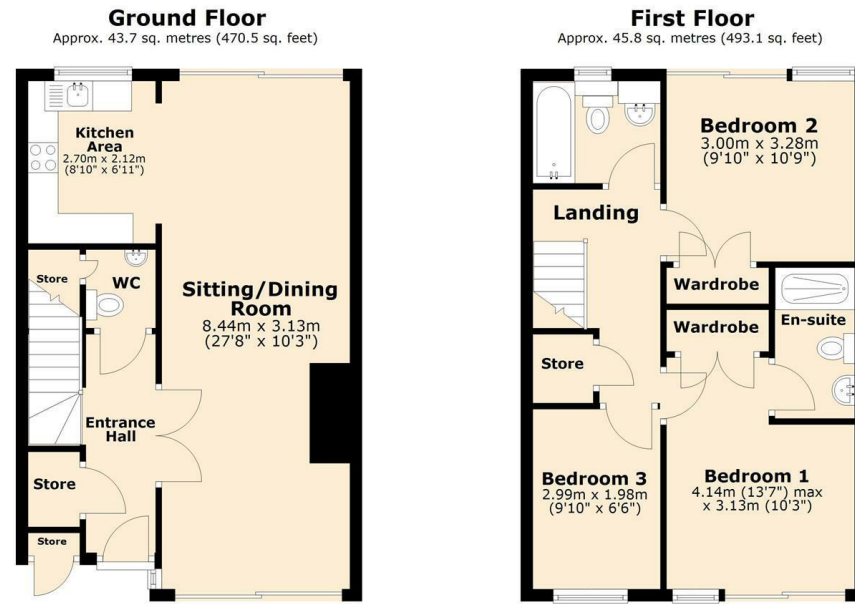
Kitchen
 Well equipped kitchen, with a range of floor and wall units. Gas hob and oven with extractor over.

First Floor

Bedroom 1
 Double bedroom with built in wardrobe and en-suite shower.

Bedroom 2
 Double bedroom with built-in cupboard and Juliette balcony.

Bedroom 3



Total area: approx. 89.5 sq. metres (963.6 sq. feet)
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Whitfields P1, The West Bay Club, Halletts Shute, Yarmouth, PO41 0RJ

Single bedroom with new double bunk beds.

Family Bathroom
 Bath, WC and wash hand basin.

Outside
 There is decking to the front which over looks the communal gardens and a decked area at the back over looking woodland. The communal gardens are well maintained and can be enjoyed by all who visit The West Bay

EPC Rating C.

Tenure - Leasehold - 125 years from 2007.

Service Charge - £5,504.00 per annum

Ground Rent - £460.96

No pets allowed.

Services Mains gas, electric, water and drainage are all connected. New boiler installed in 2021.

Viewings Strictly by appointment with the sole selling agents, Spence Willard.

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